



County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA
Chief Executive Officer

July 1, 2010

TO: Supervisor Gloria Molina, Chair
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: William T Fujioka
Chief Executive Officer

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MARTIN LUTHER KING, JR. MEDICAL CENTER INPATIENT TOWER RENOVATION AND MULTI-SERVICE AMBULATORY CARE CENTER PROJECTS C.P. NOS. 88945 AND 70947

On August 18, 2009, your Board established the Martin Luther King, Jr. Medical Center Inpatient Tower Renovation and Multi-service Ambulatory Care Center (MACC) projects (C.P. Nos. 88945 and 70947). The following is to provide you with an update on our progress and to inform you of a change in the project delivery strategy.

The Inpatient Tower Renovation project includes renovation of approximately 194,000 square feet of existing space to house 120 patient beds and other essential hospital services. In addition, this project includes the renovation/upgrade of the existing central plant. This project is under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD) for plan review and permitting. Due to time constraints, the Department of Public Works (Public Works) originally proposed to use the traditional design-bid-build process to deliver the project.

The MACC project includes construction of a new 130,000 square feet building, and renovation of several existing buildings to provide specialized outpatient services and administrative/support functions. The project also includes a new two-story 20,000 square feet ancillary building, which includes the hospital entrance lobby, the cafeteria/dining area, and hospital administration. These are non-OSHPD buildings, and Public Works proposed to use the design-build process for this project.

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The project team has been working with OSHPD, California Department of Health Services, and the architects to verify the program and code requirements, and develop detailed project schedules and preliminary design for the two projects. In a recent meeting with California Department of Health Services and OSHPD, based on a recent code change, it was determined that cafeteria/dining functions in the ancillary building must be housed in a building permitted by OSHPD. Also, as the design and review of construction phasing has progressed, we have concluded that construction will be best accomplished if the ancillary building is built by the same contractor as the Inpatient Tower.

As a result, we propose moving the scope of the ancillary building from the MACC project to the Inpatient Tower Renovation project. This change does not result in an increase in the overall project budget nor does it change the Board-approved project schedule. As part of a future Board action, we will recommend shifting appropriation between the two capital projects to account for this change.

Also, as planning of the project has proceeded, we have concluded that changing the project delivery method for the Inpatient Tower Renovation project from the traditional design-bid-build method to the design-build method will lessen the risks inherent in the traditional method of project delivery and can be accomplished within the approved project schedule and is, therefore, in the best interest of the project.

We are pleased to inform you that both projects are proceeding on schedule. We began prequalification of design-build teams on May 6, 2010. The authorization to begin construction of the first element of make-ready construction was issued to a job order contractor on May 24, 2010.

If you have any questions regarding this matter, please contact me or your staff may call David Howard, of Public Works, at (626) 300-2300.

WTF:BC:SK
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c: Executive Office, Board of Supervisors
County Counsel
Department of Health Services
Department of Public Works